HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: May 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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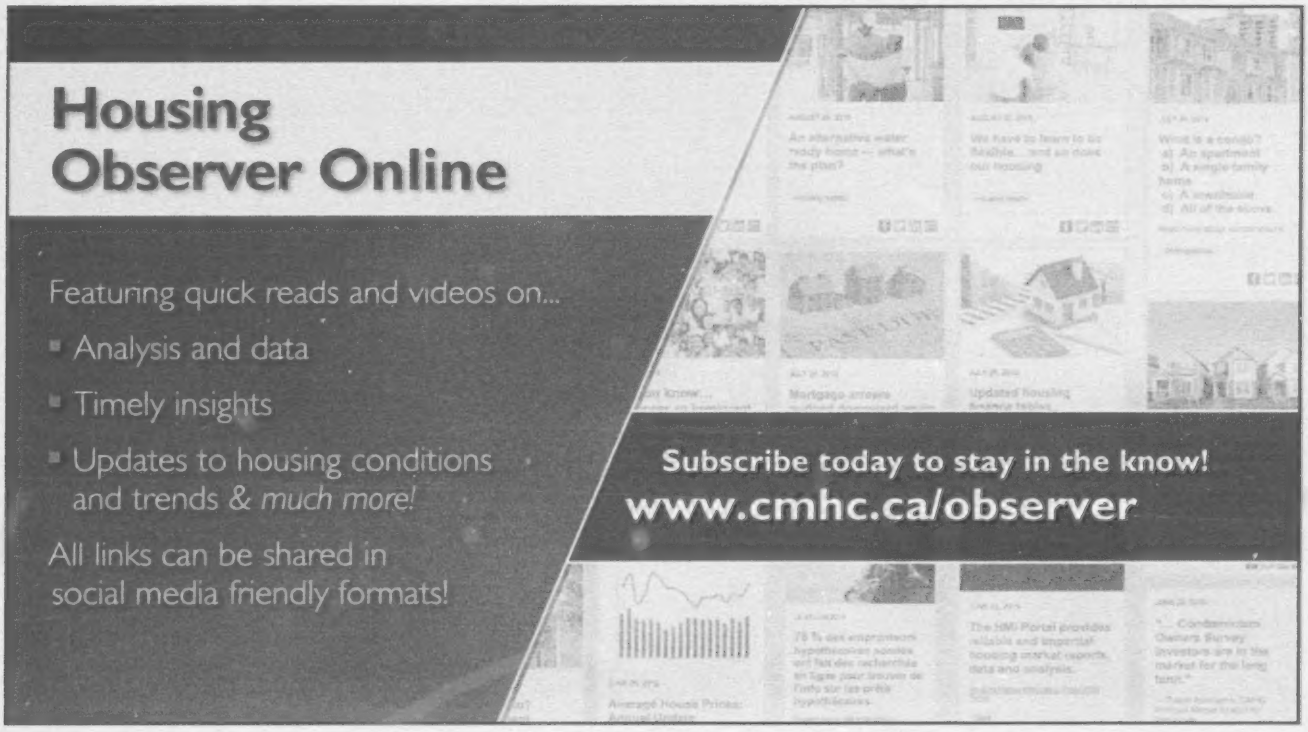
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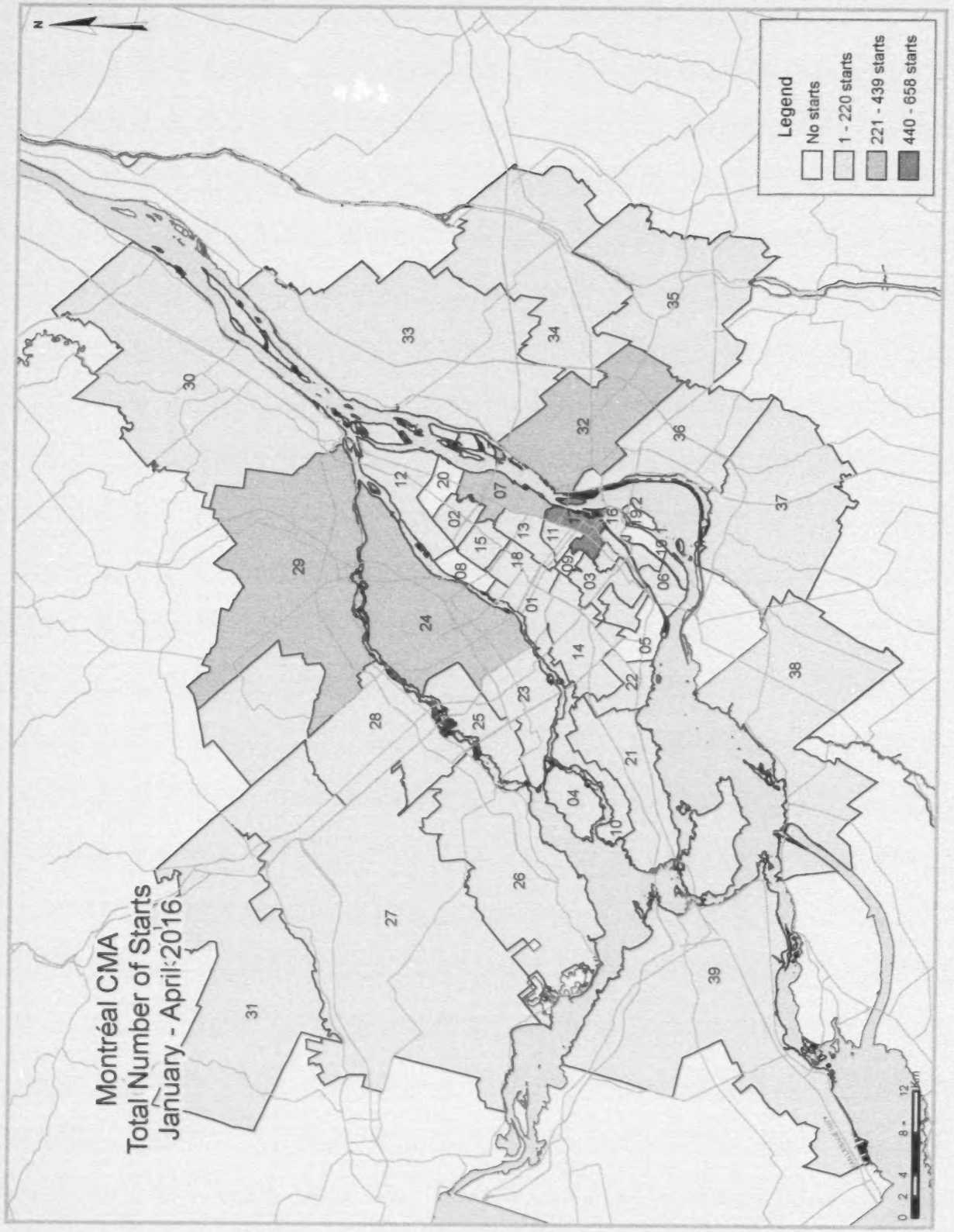
Montréal CMA
Total Number of Starts
January - April 2016
Legend
No starts
1 - 220 starts
221 - 439 starts
440 - 658 starts
N
0 2 4 8 12 km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2016		
Montreal CMA[1]	March 2016	April 2016
Trend[2]	17,215	15,570
SAAR	10,857	12,300
	April 2015	April 2016
Actual		
April - Single-Detached	217	288
April - Multiples	841	952
April - Total	1,058	1,240
January to April - Single-Detached	534	595
January to April - Multiples	2,672	3,436
January to April - Total	3,206	4,031

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	288	116	101	0	58	269	0	322	1,240
April 2015	217	94	79	0	52	325	0	291	1,058
% Change	32.7	23.4	27.8	n/a	11.5	-17.2	n/a	10.7	17.2
Year-to-date 2016	595	250	207	0	128	1,125	0	1,560	4,031
Year-to-date 2015	534	180	167	0	88	1,500	2	715	3,206
% Change	11.4	38.9	24.0	n/a	45.5	-25.0	-100.0	118.2	25.7
UNDER CONSTRUCTION									
April 2016	878	390	499	0	289	9,552	0	8,363	20,546
April 2015	867	330	538	0	202	10,517	2	2,917	15,965
% Change	1.3	18.2	-7.2	n/a	43.1	-9.2	-100.0	186.7	28.7
COMPLETIONS									
April 2016	140	60	53	0	20	284	0	322	879
April 2015	134	40	79	0	20	230	0	107	610
% Change	4.5	50.0	-32.9	n/a	0.0	23.5	n/a	**	44.1
Year-to-date 2016	541	144	122	0	85	1,856	7	1,075	3,882
Year-to-date 2015	716	156	223	0	28	1,505	0	1,107	3,735
% Change	-24.4	-7.7	-45.3	n/a	**	23.3	n/a	-2.9	3.9
COMPLETED & NOT ABSORBED									
April 2016	368	187	163	0	48	2,254	n/a	n/a	3,020
April 2015	448	246	238	0	46	2,655	n/a	n/a	3,633
% Change	-17.9	-24.0	-31.5	n/a	4.3	-15.1	n/a	n/a	-16.9
ABSORBED									
April 2016	121	54	60	0	36	246	n/a	n/a	517
April 2015	154	43	35	0	8	321	n/a	n/a	561
% Change	-21.4	25.6	71.4	n/a	**	-23.4	n/a	n/a	-7.8
Year-to-date 2016	535	157	159	0	94	2,083	n/a	n/a	3,028
Year-to-date 2015	634	140	169	0	24	1,659	n/a	n/a	2,626
% Change	-15.6	12.1	-5.9	n/a	**	25.6	n/a	n/a	15.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
April 2016	7	8	4	0	20	74	0	207	406
April 2015	4	4	4	0	9	45	0	9	75
Laval									
April 2016	21	4	12	0	10	17	0	7	71
April 2015	18	6	18	0	0	3	0	12	57
North Shore									
April 2016	115	34	28	0	28	56	0	30	291
April 2015	97	26	12	0	12	86	0	43	276
South Shore									
April 2016	103	68	31	0	0	116	0	77	395
April 2015	84	52	40	0	31	191	0	227	625
Vaudreuil-Soulanges									
April 2016	42	2	26	0	0	6	0	1	77
April 2015	14	6	5	0	0	0	0	0	25
Montréal CMA									
April 2016	288	116	101	0	58	269	0	322	1,240
April 2015	217	94	79	0	52	325	0	291	1,058
UNDER CONSTRUCTION									
Island of Montréal									
April 2016	73	38	125	0	141	6,268	0	3,566	10,375
April 2015	86	38	165	0	12	6,927	0	1,528	9,182
Laval									
April 2016	65	12	44	0	16	814	0	770	1,887
April 2015	90	32	53	0	10	473	2	32	858
North Shore									
April 2016	337	102	104	0	83	1,193	0	1,818	3,802
April 2015	361	90	127	0	78	1,637	0	769	3,062
South Shore									
April 2016	287	216	128	0	16	1,056	0	1,857	3,640
April 2015	230	150	112	0	98	1,325	0	562	2,477
Vaudreuil-Soulanges									
April 2016	116	22	98	0	33	221	0	352	842
April 2015	100	20	81	0	4	155	0	26	386
Montréal CMA									
April 2016	878	390	499	0	289	9,552	0	8,363	20,546
April 2015	867	330	538	0	202	10,517	2	2,917	15,965

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
April 2016	7	2	4	0	20	69	0	209	311
April 2015	15	4	16	0	0	116	0	1	152
Laval									
April 2016	12	4	0	0	0	70	0	0	86
April 2015	8	4	33	0	0	23	0	24	92
North Shore									
April 2016	63	24	29	0	0	117	0	60	293
April 2015	63	14	11	0	12	49	0	34	183
South Shore									
April 2016	39	28	15	0	0	28	0	37	147
April 2015	20	16	16	0	8	42	0	48	150
Vaudreuil-Soulanges									
April 2016	19	2	5	0	0	0	0	16	42
April 2015	28	2	3	0	0	0	0	0	33
Montréal CMA									
April 2016	140	60	53	0	20	284	0	322	879
April 2015	134	40	79	0	20	230	0	107	610
COMPLETED & NOT ABSORBED									
Island of Montréal									
April 2016	11	12	11	0	7	645	n/a	n/a	686
April 2015	15	36	36	0	4	1,055	n/a	n/a	1,146
Laval									
April 2016	43	32	26	0	10	412	n/a	n/a	523
April 2015	41	37	63	0	6	341	n/a	n/a	488
North Shore									
April 2016	216	57	80	0	19	695	n/a	n/a	1,067
April 2015	267	66	70	0	22	536	n/a	n/a	961
South Shore									
April 2016	81	80	30	0	9	460	n/a	n/a	660
April 2015	102	95	49	0	13	637	n/a	n/a	896
Vaudreuil-Soulanges									
April 2016	17	6	16	0	3	42	n/a	n/a	84
April 2015	23	12	20	0	1	86	n/a	n/a	142
Montréal CMA									
April 2016	368	187	163	0	48	2,254	n/a	n/a	3,020
April 2015	448	246	238	0	46	2,655	n/a	n/a	3,633

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
April 2016	7	4	6	0	18	129	n/a	n/a	164
April 2015	13	2	10	0	0	164	n/a	n/a	189
Laval									
April 2016	8	5	6	0	12	10	n/a	n/a	41
April 2015	9	2	2	0	1	2	n/a	n/a	16
North Shore									
April 2016	48	16	32	0	5	45	n/a	n/a	146
April 2015	54	8	4	0	1	52	n/a	n/a	119
South Shore									
April 2016	39	26	12	0	0	58	n/a	n/a	135
April 2015	49	28	12	0	6	88	n/a	n/a	183
Vaudreuil-Soulanges									
April 2016	19	3	4	0	1	4	n/a	n/a	31
April 2015	29	3	7	0	0	15	n/a	n/a	54
Montréal CMA									
April 2016	121	54	60	0	36	246	n/a	n/a	517
April 2015	154	43	35	0	8	321	n/a	n/a	561

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Zone 1	1	0	0	0	0	0	0	0	1	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	57	0	57	0	n/a
Zone 4	2	0	0	0	0	0	0	0	2	0	n/a
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	[illegible]	0	0	2	20	0	9	9	29	11	163.6
Zone 7	1	0	6	0	0	0	16	0	23	0	n/a
Zone 8	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	4	0	0	0	4	0	n/a
Zone 11	0	0	0	0	0	0	10	4	10	4	150.0
Zone 12	0	0	0	0	0	0	0	0	0	0	n/a
Zone 13	0	1	0	0	0	0	39	16	39	17	129.4
Zone 14	0	1	0	0	0	9	0	5	0	15	-100.0
Zone 15	1	0	2	0	0	0	0	0	3	0	n/a
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	236	16	236	16	**
Zone 18	1	0	0	0	0	0	0	8	1	8	-87.5
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 22	1	0	0	0	0	0	0	0	1	0	n/a
Zone 23	7	4	2	2	8	0	14	0	31	6	**
Zone 24	9	10	2	2	14	12	0	15	25	39	-35.9
Zone 25	5	4	0	2	0	6	10	0	15	12	25.0
Zone 26	19	15	6	0	6	0	1	22	32	37	-13.5
Zone 27	34	18	0	2	26	8	23	29	83	57	45.6
Zone 28	20	5	0	0	0	0	1	26	21	31	-32.3
Zone 29	17	23	20	8	20	16	43	6	100	53	88.7
Zone 30	7	21	4	14	0	0	6	1	17	36	-52.8
Zone 31	18	15	4	2	0	0	16	45	38	62	-38.7
Zone 32	17	17	8	8	19	40	61	44	105	109	-3.7
Zone 33	14	11	10	0	0	0	16	13	40	24	66.7
Zone 34	8	14	2	0	0	0	12	12	22	26	-15.4
Zone 35	33	17	24	10	0	0	32	16	89	43	107.0
Zone 36	12	5	12	6	6	12	30	112	60	135	-55.6
Zone 37	10	10	8	18	4	15	26	60	48	103	-53.4
Zone 38	9	10	4	10	0	4	18	161	31	185	-83.2
Zone 39	42	14	2	6	26	5	7	0	77	25	**
Montréal CMA	288	217	116	94	153	127	683	620	1,240	1,058	17.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	1	0	0	0	0	0	2	34	3	34	-91.2
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	0	0	0	0	3	109	0	109	3	**
Zone 4	4	1	0	0	0	0	0	0	4	1	**
Zone 5	0	0	0	0	0	0	0	58	0	58	-100.0
Zone 6	0	0	2	2	26	0	170	15	198	17	**
Zone 7	3	0	10	0	0	0	399	12	412	12	**
Zone 8	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	4	0	0	0	4	1	**
Zone 11	0	0	0	2	0	0	42	42	42	44	-4.5
Zone 12	1	2	0	6	0	0	24	16	25	24	4.2
Zone 13	0	1	0	0	20	22	65	52	85	75	13.3
Zone 14	1	1	0	0	0	9	0	21	1	31	-96.8
Zone 15	4	3	4	0	0	0	0	0	8	3	166.7
Zone 16	0	0	0	0	0	0	8	190	8	190	-95.8
Zone 17	0	1	2	0	0	0	656	454	658	455	44.6
Zone 18	1	1	0	0	0	0	20	16	21	17	23.5
Zone 19.1	0	1	0	0	0	0	0	4	0	5	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	6	0	0	11	0	0	0	14	6	133.3
Zone 22	1	3	0	2	12	0	0	3	13	8	62.5
Zone 23	15	13	6	6	8	0	14	52	43	71	-39.4
Zone 24	14	19	4	6	14	20	320	186	352	231	52.4
Zone 25	16	10	4	14	0	10	52	0	72	34	111.8
Zone 26	48	28	22	0	21	0	34	35	125	63	98.4
Zone 27	83	64	0	4	49	8	57	75	189	151	25.2
Zone 28	28	16	2	8	14	23	9	63	53	110	-51.8
Zone 29	42	44	38	8	24	20	136	17	240	89	169.7
Zone 30	16	35	10	26	6	6	13	14	45	81	-44.4
Zone 31	53	54	20	12	0	10	96	168	169	244	-30.7
Zone 32	26	27	10	12	33	40	172	103	241	182	32.4
Zone 33	23	21	12	0	0	0	111	115	146	136	7.4
Zone 34	15	25	2	2	4	0	55	37	76	64	18.8
Zone 35	54	37	40	14	0	4	69	19	163	74	120.3
Zone 36	22	10	14	10	14	20	152	132	202	172	17.4
Zone 37	21	24	32	24	19	19	43	134	115	201	-42.8
Zone 38	20	21	10	16	0	4	18	168	48	209	-77.0
Zone 39	80	65	4	8	44	19	17	16	145	108	34.3
Montréal CMA	595	534	250	184	323	237	2,863	2,251	4,031	3,206	25.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market, April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	57	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	20	0	0	0	9	0	0	9
Zone 7	0	0	0	0	16	0	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	0	0
Zone 11	0	0	0	0	10	4	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	39	16	0	0
Zone 14	0	9	0	0	0	5	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	0	16	150	0
Zone 18	0	0	0	0	0	8	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	8	0	0	0	14	0	0	0
Zone 24	14	12	0	0	0	3	0	12
Zone 25	0	6	0	0	3	0	7	0
Zone 26	6	0	0	0	0	22	1	0
Zone 27	26	8	0	0	10	17	13	12
Zone 28	0	0	0	0	0	20	1	6
Zone 29	20	16	0	0	41	3	2	3
Zone 30	0	0	0	0	6	0	0	1
Zone 31	0	0	0	0	3	24	13	21
Zone 32	19	40	0	0	32	22	29	22
Zone 33	0	0	0	0	16	12	0	1
Zone 34	0	0	0	0	12	6	0	6
Zone 35	0	0	0	0	8	16	24	0
Zone 36	6	12	0	0	30	105	0	7
Zone 37	4	15	0	0	8	30	18	30
Zone 38	0	4	0	0	12	0	6	161
Zone 39	26	5	0	0	6	0	1	0
Montréal CMA	153	127	0	0	275	329	322	291

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	2	34	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	0	0	109	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	58	0	0
Zone 6	26	0	0	0	50	6	120	9
Zone 7	0	0	0	0	18	12	381	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	0	0
Zone 11	0	0	0	0	10	22	32	0
Zone 12	0	0	0	0	24	16	0	0
Zone 13	20	22	0	0	59	44	6	8
Zone 14	0	9	0	0	0	21	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	190	8	0
Zone 17	0	0	0	0	118	454	452	0
Zone 18	0	0	0	0	20	13	0	3
Zone 19.1	0	0	0	0	0	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	11	0	0	0	0	0	0	0
Zone 22	12	0	0	0	0	0	0	3
Zone 23	8	0	0	0	14	49	0	3
Zone 24	14	20	0	0	286	3	34	183
Zone 25	0	10	0	0	18	0	34	0
Zone 26	21	0	0	0	18	28	16	7
Zone 27	49	8	0	0	18	42	39	33
Zone 28	14	23	0	0	4	38	5	25
Zone 29	24	20	0	0	117	11	19	6
Zone 30	6	6	0	0	6	0	7	14
Zone 31	0	10	0	0	14	74	82	94
Zone 32	33	40	0	0	109	45	63	58
Zone 33	0	0	0	0	31	66	0	49
Zone 34	4	0	0	0	27	24	28	13
Zone 35	0	4	0	0	8	16	61	3
Zone 36	14	20	0	0	136	125	16	7
Zone 37	19	19	0	0	8	104	35	30
Zone 38	0	4	0	0	12	7	6	161
Zone 39	44	19	0	0	10	10	7	6
Montréal CMA	323	237	0	0	1,137	1,516	1,560	715

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Zone 1	1	0	0	0	0	0	1	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	57	0	57	0
Zone 4	2	0	0	0	0	0	2	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	2	29	0	0	9	29	11
Zone 7	7	0	16	0	0	0	23	0
Zone 8	0	2	0	0	0	0	0	2
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	4	0
Zone 11	0	0	10	4	0	0	10	4
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	1	39	16	0	0	39	17
Zone 14	0	1	0	14	0	0	0	15
Zone 15	3	0	0	0	0	0	3	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	16	150	0	236	16
Zone 18	1	4	0	4	0	0	1	8
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	2	0	0	0	0	0	2
Zone 22	1	0	0	0	0	0	1	0
Zone 23	17	6	14	0	0	0	31	6
Zone 24	15	24	10	3	0	12	25	39
Zone 25	5	12	3	0	7	0	15	12
Zone 26	25	15	6	22	1	0	32	37
Zone 27	52	20	18	25	13	12	83	57
Zone 28	20	5	0	20	1	6	21	31
Zone 29	47	43	51	7	2	3	100	53
Zone 30	11	35	6	0	0	1	17	36
Zone 31	22	17	3	24	13	21	38	62
Zone 32	44	41	32	46	29	22	105	109
Zone 33	24	11	16	12	0	1	40	24
Zone 34	10	14	12	6	0	6	22	26
Zone 35	57	27	8	16	24	0	89	43
Zone 36	32	19	28	109	0	7	60	135
Zone 37	22	40	8	33	18	30	48	103
Zone 38	13	24	12	0	6	161	31	185
Zone 39	70	25	6	0	1	0	77	25
Montréal CMA	505	390	327	377	322	291	1,240	1,058

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	1	2	2	32	0	0	3	34
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	0	0	3	109	0	109	3
Zone 4	4	1	0	0	0	0	4	1
Zone 5	0	0	0	58	0	0	0	58
Zone 6	2	2	76	6	120	9	198	17
Zone 7	15	0	16	12	381	0	412	12
Zone 8	0	2	0	0	0	0	0	2
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	1	0	0	0	0	4	1
Zone 11	0	2	10	22	32	0	42	44
Zone 12	1	8	24	16	0	0	25	24
Zone 13	0	23	79	44	6	8	85	75
Zone 14	1	1	0	30	0	0	1	31
Zone 15	8	3	0	0	0	0	8	3
Zone 16	0	0	0	190	8	0	8	190
Zone 17	2	1	118	454	452	0	658	455
Zone 18	1	5	20	9	0	3	21	17
Zone 19.1	0	1	0	4	0	0	0	5
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	7	6	7	0	0	0	14	6
Zone 22	13	5	0	0	0	3	13	8
Zone 23	29	21	14	47	0	3	43	71
Zone 24	22	43	296	3	34	185	352	231
Zone 25	20	30	18	4	34	0	72	34
Zone 26	82	28	27	28	16	7	125	63
Zone 27	126	68	24	50	39	33	189	151
Zone 28	30	28	18	57	5	25	53	110
Zone 29	94	70	127	13	19	6	240	89
Zone 30	32	67	6	0	7	14	45	81
Zone 31	73	76	14	74	82	94	169	244
Zone 32	69	59	109	65	63	58	241	182
Zone 33	35	21	31	66	0	49	146	136
Zone 34	21	27	27	24	28	13	76	64
Zone 35	94	51	8	20	61	3	163	74
Zone 36	52	32	134	133	16	7	202	172
Zone 37	72	64	8	107	35	30	115	201
Zone 38	30	39	12	9	6	161	48	209
Zone 39	110	94	28	8	7	6	145	108
Montréal CMA	1,052	881	1,253	1,588	1,560	717	4,031	3,206

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Zone 1	0	2	0	2	0	0	0	3	0	7	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	20	0	0	0	20	0	n/a
Zone 7	2	0	0	0	0	0	6	64	8	64	-87.5
Zone 8	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 11	0	1	0	0	0	0	0	14	0	15	-100.0
Zone 12	2	0	0	0	0	0	0	0	2	0	n/a
Zone 13	0	0	0	0	0	9	18	11	18	20	-10.0
Zone 14	0	2	0	0	0	7	0	0	0	9	-100.0
Zone 15	1	0	2	0	0	0	0	0	3	0	n/a
Zone 16	0	0	0	0	0	0	0	20	0	20	-100.0
Zone 17	0	1	0	0	0	0	133	0	133	1	**
Zone 18	1	1	0	0	0	0	91	0	92	1	**
Zone 19.1	0	0	0	0	0	0	0	5	0	5	-100.0
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	4	0	2	4	0	0	0	5	6	-16.7
Zone 22	0	0	0	0	0	0	30	0	30	0	n/a
Zone 23	3	3	0	2	0	0	0	29	3	34	-91.2
Zone 24	5	1	0	0	0	18	70	15	75	34	120.6
Zone 25	4	4	4	2	0	10	0	8	8	24	-66.7
Zone 26	13	0	2	0	0	0	23	0	38	0	n/a
Zone 27	10	22	2	2	15	0	26	16	53	40	32.5
Zone 28	9	5	4	6	0	0	3	15	16	26	-38.5
Zone 29	14	12	6	6	4	18	22	14	46	50	-8.0
Zone 30	8	9	2	0	0	5	91	17	101	31	**
Zone 31	9	15	8	0	0	0	22	21	39	36	8.3
Zone 32	10	1	4	0	0	15	31	13	45	29	55.2
Zone 33	5	5	2	2	0	0	1	16	8	23	-65.2
Zone 34	5	4	0	0	0	0	3	24	8	28	-71.4
Zone 35	13	2	8	2	0	3	23	33	44	40	10.0
Zone 36	0	1	2	4	8	3	0	0	10	8	25.0
Zone 37	3	3	8	6	7	3	7	0	25	12	108.3
Zone 38	3	4	4	2	0	0	0	4	7	10	-30.0
Zone 39	19	28	2	2	5	3	16	0	42	33	27.3
Montréal CMA	140	134	60	40	63	94	616	342	879	610	44.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	3	0	6	0	0	34	82	36	91	-60.4
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	136	213	136	214	-36.4
Zone 4	2	3	0	0	0	0	0	0	2	3	-33.3
Zone 5	1	0	0	0	0	0	60	10	61	10	**
Zone 6	1	1	4	0	26	16	0	275	31	292	-89.4
Zone 7	5	1	2	2	0	7	35	121	42	131	-67.9
Zone 8	1	1	0	0	0	0	10	0	11	1	**
Zone 9	0	0	0	0	0	0	13	0	13	0	n/a
Zone 10	0	11	0	0	0	0	0	0	0	11	-100.0
Zone 11	0	2	0	0	0	0	19	14	19	16	18.8
Zone 12	10	4	2	2	0	0	22	20	34	26	30.8
Zone 13	0	2	0	0	0	9	140	31	140	42	**
Zone 14	2	5	0	0	6	7	13	112	21	124	-83.1
Zone 15	4	3	2	2	0	0	0	0	6	5	20.0
Zone 16	0	0	0	0	0	0	36	159	36	159	-77.4
Zone 17	0	1	0	0	0	0	654	265	654	266	145.9
Zone 18	1	1	0	0	0	0	104	9	105	10	**
Zone 19.1	0	0	0	0	0	0	0	62	0	62	-100.0
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 21	6	7	0	2	16	0	0	0	22	9	144.4
Zone 22	6	3	0	0	0	7	30	6	36	16	125.0
Zone 23	8	23	4	4	6	8	92	199	110	234	-53.0
Zone 24	15	22	2	4	8	21	123	75	148	122	21.3
Zone 25	7	19	4	10	0	10	17	8	28	47	-40.4
Zone 26	37	42	6	0	4	0	53	7	100	49	104.1
Zone 27	46	85	4	8	15	0	99	74	164	167	-1.8
Zone 28	39	37	8	8	6	6	93	33	146	84	73.8
Zone 29	47	51	18	12	11	23	147	25	223	111	100.9
Zone 30	29	36	6	2	0	5	98	32	133	75	77.3
Zone 31	71	88	8	0	0	10	72	79	151	177	-14.7
Zone 32	29	25	6	8	3	19	293	123	331	175	89.1
Zone 33	11	17	10	4	0	0	40	119	61	140	-56.4
Zone 34	22	25	2	2	0	9	59	39	83	75	10.7
Zone 35	37	33	14	6	0	3	187	74	238	116	105.2
Zone 36	14	20	8	8	12	6	69	46	103	80	28.8
Zone 37	16	19	18	44	17	13	52	46	103	122	-15.6
Zone 38	24	45	4	12	4	9	131	147	163	213	-23.5
Zone 39	55	79	12	10	55	38	70	126	192	253	-24.1
Montréal CMA	548	716	144	156	189	226	3,001	2,637	3,882	3,735	3.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Zone 1	0	0	0	0	0	3	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	20	0	0	0	0	0	0	0
Zone 7	0	0	0	0	6	64	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	13	0	1
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	9	0	0	18	11	0	0
Zone 14	0	7	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	20	0	0
Zone 17	0	0	0	0	15	0	118	0
Zone 18	0	0	0	0	0	0	91	0
Zone 19.1	0	0	0	0	0	5	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	0	0	0	0	0	0	0
Zone 22	0	0	0	0	30	0	0	0
Zone 23	0	0	0	0	0	23	0	6
Zone 24	0	18	0	0	70	0	0	15
Zone 25	0	10	0	0	0	5	0	3
Zone 26	0	0	0	0	16	0	7	0
Zone 27	15	0	0	0	12	0	14	16
Zone 28	0	0	0	0	2	15	1	0
Zone 29	4	18	0	0	15	14	7	0
Zone 30	0	5	0	0	64	16	27	1
Zone 31	0	0	0	0	18	4	4	17
Zone 32	0	15	0	0	5	10	26	3
Zone 33	0	0	0	0	0	0	1	16
Zone 34	0	0	0	0	0	0	3	24
Zone 35	0	3	0	0	23	32	0	1
Zone 36	8	3	0	0	0	0	0	0
Zone 37	7	3	0	0	0	0	7	0
Zone 38	0	0	0	0	0	0	0	4
Zone 39	5	3	0	0	0	0	16	0
Montréal CMA	63	94	0	0	294	235	322	107

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	3	0	79
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	122	213	14	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	60	10	0	0
Zone 6	26	16	0	0	0	125	0	150
Zone 7	0	7	0	0	32	81	3	40
Zone 8	0	0	0	0	4	0	6	0
Zone 9	0	0	0	0	13	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	19	13	0	1
Zone 12	0	0	0	0	16	20	6	0
Zone 13	0	9	0	0	140	25	0	6
Zone 14	6	7	0	0	13	112	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	32	144	4	15
Zone 17	0	0	0	0	476	0	126	265
Zone 18	0	0	0	0	0	9	104	0
Zone 19.1	0	0	0	0	0	62	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	6	0	0
Zone 21	16	0	0	0	0	0	0	0
Zone 22	0	7	0	0	30	0	0	6
Zone 23	6	8	0	0	77	107	15	92
Zone 24	8	21	0	0	116	56	7	19
Zone 25	0	10	0	0	4	5	13	3
Zone 26	4	0	0	0	46	0	7	7
Zone 27	15	0	0	0	60	14	39	60
Zone 28	6	6	0	0	79	20	14	13
Zone 29	11	23	0	0	99	22	48	3
Zone 30	0	5	0	0	64	16	34	16
Zone 31	0	10	0	0	18	26	54	53
Zone 32	3	19	0	0	59	80	234	43
Zone 33	0	0	0	0	20	54	20	65
Zone 34	0	9	0	0	50	15	9	24
Zone 35	0	3	0	0	125	52	62	22
Zone 36	12	6	0	0	24	45	45	1
Zone 37	17	13	0	0	4	6	48	40
Zone 38	4	9	0	0	0	87	131	60
Zone 39	55	38	0	0	38	102	32	24
Montréal CMA	189	226	0	0	1,874	1,530	1,075	1,107

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Zone 1	0	4	0	3	0	0	0	7
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	1	0	0	0	0	0	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	20	0	0	0	20	0
Zone 7	2	0	6	64	0	0	8	64
Zone 8	0	1	0	0	0	0	0	1
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	1	0	13	0	1	0	15
Zone 12	2	0	0	0	0	0	2	0
Zone 13	0	9	18	11	0	0	18	20
Zone 14	0	9	0	0	0	0	0	9
Zone 15	3	0	0	0	0	0	3	0
Zone 16	0	0	0	20	0	0	0	20
Zone 17	0	1	15	0	118	0	133	1
Zone 18	1	1	0	0	91	0	92	1
Zone 19.1	0	0	0	5	0	0	0	5
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	6	0	0	0	0	5	6
Zone 22	0	0	30	0	0	0	30	0
Zone 23	3	5	0	23	0	6	3	34
Zone 24	5	19	70	0	0	15	75	34
Zone 25	8	21	0	0	0	3	8	24
Zone 26	15	0	16	0	7	0	38	0
Zone 27	33	24	6	0	14	16	53	40
Zone 28	15	11	0	15	1	0	16	26
Zone 29	24	24	15	26	7	0	46	50
Zone 30	12	14	62	16	27	1	101	31
Zone 31	17	15	18	4	4	17	39	36
Zone 32	14	8	5	18	26	3	45	29
Zone 33	7	7	0	0	1	16	8	23
Zone 34	5	4	0	0	3	24	8	28
Zone 35	21	7	23	32	0	1	44	40
Zone 36	10	8	0	0	0	0	10	8
Zone 37	18	12	0	0	7	0	25	12
Zone 38	7	6	0	0	0	4	7	10
Zone 39	26	33	0	0	16	0	42	33
Montréal CMA	253	253	304	250	322	107	879	610

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	9	34	3	0	79	36	91
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	1	122	213	14	0	136	214
Zone 4	2	3	0	0	0	0	2	3
Zone 5	1	0	60	10	0	0	61	10
Zone 6	5	17	26	125	0	150	31	292
Zone 7	7	10	32	81	3	40	42	131
Zone 8	1	1	4	0	6	0	11	1
Zone 9	0	0	13	0	0	0	13	0
Zone 10	0	11	0	0	0	0	0	11
Zone 11	0	2	19	13	0	1	19	16
Zone 12	12	6	16	20	6	0	34	26
Zone 13	0	13	140	23	0	6	140	42
Zone 14	2	12	19	112	0	0	21	124
Zone 15	6	5	0	0	0	0	6	5
Zone 16	0	0	32	144	4	15	36	159
Zone 17	0	1	476	0	126	265	654	266
Zone 18	1	1	0	9	104	0	105	10
Zone 19.1	0	0	0	62	0	0	0	62
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	6	0	0	0	6
Zone 21	14	9	8	0	0	0	22	9
Zone 22	6	10	30	0	0	6	36	16
Zone 23	12	27	83	115	15	92	110	234
Zone 24	17	47	124	56	7	19	148	122
Zone 25	11	44	4	0	13	3	28	47
Zone 26	42	42	50	0	8	7	100	49
Zone 27	79	93	46	14	39	60	164	167
Zone 28	53	53	77	18	16	13	146	84
Zone 29	72	76	103	32	48	3	223	111
Zone 30	37	43	62	16	34	16	133	75
Zone 31	75	98	18	26	58	53	151	177
Zone 32	38	52	59	80	234	43	331	175
Zone 33	21	21	20	54	20	65	61	140
Zone 34	24	36	50	15	9	24	83	75
Zone 35	51	42	125	52	62	22	238	116
Zone 36	34	34	24	45	45	1	103	80
Zone 37	51	76	4	6	48	40	103	122
Zone 38	32	66	0	87	131	60	163	213
Zone 39	99	133	61	96	32	24	192	253
Montréal CMA	807	1,095	1,941	1,533	1,082	1,107	3,882	3,735

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
April 2016	1	20.0	0	0.0	0	0.0	2	40.0	2	40.0	5	-	-
April 2015	0	0.0	1	14.3	2	28.6	0	0.0	4	57.1	7	-	-
Year-to-date 2016	3	11.1	2	7.4	6	22.2	4	14.8	12	44.4	27	-	-
Year-to-date 2015	1	3.4	3	10.3	6	20.7	4	13.8	15	51.7	29	-	-
Laval													
April 2016	1	12.5	3	37.5	1	12.5	1	12.5	2	25.0	8	-	-
April 2015	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	-	-
Year-to-date 2016	2	6.7	5	16.7	5	16.7	11	36.7	7	23.3	30	-	-
Year-to-date 2015	0	0.0	3	10.0	10	33.3	7	23.3	10	33.3	30	-	-
North Shore													
April 2016	13	38.2	14	41.2	5	14.7	1	2.9	1	2.9	34	-	-
April 2015	16	37.2	11	25.6	11	25.6	3	7.0	2	4.7	43	-	354,600
Year-to-date 2016	46	28.9	63	39.6	29	18.2	12	7.5	9	5.7	159	-	353,179
Year-to-date 2015	57	28.2	77	38.1	41	20.3	16	7.9	11	5.4	202	-	388,313
South Shore													
April 2016	4	12.1	9	27.3	9	27.3	6	18.2	5	15.2	33	-	-
April 2015	6	12.8	16	34.0	12	25.5	2	4.3	11	23.4	47	-	-
Year-to-date 2016	12	9.9	36	29.8	29	24.0	17	14.0	27	22.3	121	-	-
Year-to-date 2015	21	13.6	51	33.1	39	25.3	17	11.0	26	16.9	154	-	319,140
Vaudreuil-Soulanges													
April 2016	7	38.9	5	27.8	2	11.1	1	5.6	3	16.7	18	-	-
April 2015	10	45.5	3	13.6	1	4.5	3	13.6	5	22.7	22	-	293,183
Year-to-date 2016	13	28.3	11	23.9	12	26.1	6	13.0	4	8.7	46	-	-
Year-to-date 2015	18	29.0	11	17.7	13	21.0	6	9.7	14	22.6	62	-	293,183
Montréal CMA													
April 2016	26	26.5	31	31.6	17	17.3	11	11.2	13	13.3	98	360,000	429,663
April 2015	32	25.6	31	24.8	29	23.2	10	8.0	23	18.4	125	400,000	444,274
Year-to-date 2016	76	19.8	117	30.5	81	21.1	50	13.1	59	15.4	383	400,000	443,972
Year-to-date 2015	97	20.3	145	30.4	109	22.9	50	10.5	76	15.9	477	395,000	433,886

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2016						
Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	291,771	n/a
Zone 27	-	-	n/a	353,179	432,457	-18.3
Zone 28	-	-	n/a	-	-	n/a
Zone 29	-	377,032	n/a	-	377,032	n/a
Zone 30	-	337,776	n/a	-	337,776	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	-	n/a	-	373,954	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	290,600	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	300,000	n/a
Zone 39	-	293,183	n/a	-	293,183	n/a
Montréal CMA	429,663	444,274	-3.3	443,972	433,886	2.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
March 2016	2,844	4,188	17,731	341,437	6.2	351,074	8.8
March 2015	2,786	4,737	19,658	337,932	7.1	342,549	9.9
% Change	2.1	-11.6	-9.8	1.0	n.d.	2.5	n.d.
YTD 2016	6,449	12,710	17,383	343,371	8.1	n.d.	n.d.
YTD 2015	5,981	13,722	18,893	335,878	9.5	n.d.	n.d.
% Change	7.8	-7.4	-8.0	2.2	n.d.	n.d.	n.d.
CONDOMINIUMS*							
March 2016	1,437	2,740	14,125	269,802	9.8	276,156	13.9
March 2015	1,312	3,034	14,548	270,367	11.1	272,110	14.4
% Change	9.5	-9.7	-2.9	-0.2	n.d.	1.5	n.d.
YTD 2016	3,185	8,584	13,744	269,671	12.9	n.d.	n.d.
YTD 2015	2,853	8,800	13,807	268,801	14.5	n.d.	n.d.
% Change	11.6	-2.5	-0.5	0.3	n.d.	n.d.	n.d.
PLEX*							
March 2016	440	711	3,053	481,193	6.9	467,903	9.2
March 2015	359	810	3,379	465,910	9.4	461,746	10.6
% Change	22.6	-12.2	-9.6	3.3	n.d.	1.3	n.d.
YTD 2016	958	2,031	2,997	473,087	9.4	n.d.	n.d.
YTD 2015	799	2,193	3,185	461,047	12.0	n.d.	n.d.
% Change	19.9	-7.4	-5.9	2.6	n.d.	n.d.	n.d.
TOTAL							
March 2016	4,725	7,646	34,993	336,138	7.4	339,224	10.4
March 2015	4,463	8,588	37,656	330,333	8.4	333,208	11.3
% Change	5.9	-11.0	-7.1	1.8	n.d.	1.8	n.d.
YTD 2016	10,601	23,353	34,208	336,512	9.7	n.d.	n.d.
YTD 2015	9,645	24,745	35,960	328,488	11.2	n.d.	n.d.
% Change	9.9	-5.6	-4.9	2.4	n.d.	n.d.	n.d.

Note: April data is not available at the time of publication.

[1] Source: QFREB by the Centris® system

The Centris® system contains all the listings of Québec real estate brokers.

[2] Calculations: CMHC.

[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64		126.2	2,051	8.4	66.3	868
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM). Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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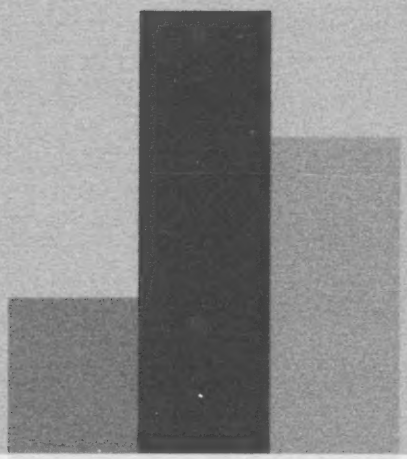

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- Housing Information Monthly
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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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